

**MINUTES**

**WEST LAFAYETTE REDEVELOPMENT COMMISSION**

**609 West Navajo St., West Lafayette, Indiana**

**Council Chambers**

**February 16, 2010**

The meeting was called to order at 8:30 a.m. President Oates presided.  
The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Larry Oates, Steve Curtis, Linda Sorensen, Diane Damico, Gary Lehman  
and Dottie Rausch

Absent: Janet Elmore

**Old Business:**

**Minutes**

Commissioner Lehman moved to approve the minutes of the January 19, 2010 Redevelopment Commission meeting. Commissioner Sorensen seconded. The minutes were approved as written 5-0.

**Cumberland Avenue Update**

City Engineer Dave Buck gave an update on the Cumberland Avenue Reconstruction Project. The new pond layout is underway. The closure date for the Phase I construction period is scheduled for March 1<sup>st</sup>. Both lanes of Cumberland Avenue from U.S. 52 through Kent to the entrance of the Salem Courthouse Apartments will be closed. The contract allows the closure through the middle of June 2010. October 2010 is the anticipated project completion date. Plans for the retention pond were discussed.

**Purdue Crew Boathouse Update**

Purdue Crew Coach Dave Kucik said the building construction is in progress. He commented that it is a grand building that will allow the Purdue Crew to operate effectively. Coach Kucik provided a picture presentation of the progress to date and explained the layout and intended uses for various areas of the boathouse. A piece of the Connect-a-Dock system, the material which will be used for the docks at the boathouse, was provided for the Commission's reference. April 15<sup>th</sup> is the projected completion date, however, the grand opening and building dedication will be in the fall of 2010. Public access and activities are anticipated to begin this summer.

## Other

President Oates requested any changes or amendments to the 2009 Redevelopment Commission Annual Report to the Mayor. None were made. Commissioner Curtis motioned to approve the 2009 Redevelopment Commission Annual Report to the Mayor. Commissioner Lehman seconded. There was no further discussion, changes or amendments to the report.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to approve the report passed 5-0.

There was no further Old Business.

## **New Business:**

### Review of Financial Schedules

Redevelopment Commission Treasurer Judy Rhodes reviewed the financial reports as of February 12, 2010. Treasurer Rhodes stated the County Auditor has not yet settled the 2009 tax increment. No significant financial transactions, other than those previously approved by the Commission, have occurred. Treasurer Rhodes explained line item adjustments made in the Levee/Village TIF which reflects the movement of funds within the major account categories. O.W. Krohn will perform the final review of revenue for this year pending the receipt of the final settlement.

Redevelopment Commission Treasurer Rhodes discussed the Wabash Landing Parking Garage annual financial information received as of 12/31/09. Per the terms of the contract with Sheehan Property Management, the Redevelopment Commission will be reimbursed the \$125,000 for the Parking Garage automation project after the \$149,354 former management fee obligation has been satisfied. Actual cash flow, management fees, and specific line items from the report were discussed. Reports will be provided quarterly.

### Payment of Claims

Commissioner Sorensen motioned to ratify the payment of the Sagamore Parkway TIF claim in the total amount of \$1,764.00. Commissioner Curtis seconded. The claim from American Structurepoint was for work on the Yeager Road Reconstruction Phase I Project for the month of December. Included is the approval of two of the main environmental documents. The public hearing has been held with the public comment period open through February 23<sup>rd</sup>.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to ratify the payment of the Sagamore Parkway TIF claim in the total amount of \$1,764.00 passed 5-0.

Commissioner Curtis motioned to approve the Levee/Village TIF Surplus claims in the total amount of \$20,071.92. Commissioner Lehman seconded. A claim from T. J. Gall and Associates was for management services covering December 2009 – January 2010 in the amount of \$1,960.00. A claim of \$171.77 from Long Electric was for the relocation of an exit light at the Wabash Landing Parking Garage. A claim for deck coating and repairs from Carl E. Most & Sons in the amount of \$17,940.15 was for Phase IV repairs at the Wabash Landing Parking Garage. The stairwell enclosure, which has been framed, and the remainder of the deck coating will be completed pending weather conditions. Tom Gall will request that Carl Most & Sons provide a preliminary projected five year maintenance plan for the next meeting.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$20,071.92 passed 5-0.

Commissioner Lehman motioned to approve the payment of the KCB TIF Surplus claims in the amount of \$65,526.18. Commissioner Curtis seconded. The claim from Mid-States General & Mechanical Contractors of \$29,853.00 was explained by Assistant City Engineer Mike Thompson. The claim was for replacement concrete and French drain at Fire Station No. 3. The claim from Schneider Corporation of \$20,134.79 was for Cumberland Avenue Reconstruction Phase I inspection and bid process. The claim from Schneider Corporation for \$14,041.20 was for Cumberland Avenue Phase II survey work from Yeager to Salisbury. The claim for \$1,497.19 was for reimbursement to the Tippecanoe County Highway Department for the preliminary engineering study on Lindberg Bridge Project. Remaining issues need to be identified and resolved before pictures and plans are made available.

The roll call vote:

**Aye:** Curtis, Damico, Lehman, Oates, Sorensen

**Nay:**

The motion to approve the payment of the KCB TIF Surplus claims in the amount of \$65,526.18 passed 5-0.

A claim approved by the Board of Works to Purdue Research Foundation in the amount of \$14,100 was a partial payment for Parcel #21 for the Cumberland Avenue Reconstruction Project was provided for informational purposes.

Other

The next meeting was confirmed:

**March 23, 2010 at 8:30 a.m.**

There was no further new business.

**Public Comment**

There was none.

**Adjourn**

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 9:31 a.m.

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Linda M. Sorensen  
Recording Secretary

Approved:

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Lawrence T. Oates  
President